

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 24, 2005, 8:30 A.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR MEETING ROOM
VAN NUYS, CALIFORNIA, 91401**

Mabel Chang, President
David L. Burg, Vice President
Joy P. Atkinson, Commissioner
Ernesto Cardenas, Commissioner
Susan Cline, Commissioner
Mary George, Commissioner
Michael Mahdesian, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner

Con Howe, Director
Frank Eberhard, Deputy Director
Gordon Hamilton, Deputy Director
Bob Sutton, Deputy Director

Gabriele Williams, Commission Executive Assistant II, (213) 978-1247; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS: 6, 7 and 8.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.**

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and **provided that the Commission retains jurisdiction over the case.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at **<http://www.lacity.org/dept/PLN/meetings/cpcagnda.htm>**.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. DIRECTOR'S REPORT

- A. Council actions and schedule.
- B. Other items of interest.

2. COMMISSION BUSINESS

- A. Advance Calendar.
- B. Commission Requests.

3. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to two (2) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

4. **CPC-2002-6071-CU** **Council District: 3**
CEQA: ENV 2002-6072-MND **Location: 18701-31 W. Calvert Street**
Plan: Reseda-West Van Nuys **Appeal Status: Appealable to City Council.**
Expiration Date: 3-31-05

Public Hearing completed on July 2, 2004.

Applicant has requested to withdraw their entire application.

CONDITIONAL USE, for the proposed demolition of 4 single family dwellings and remodeling of one single family dwelling for use as a school administrative office, and establishment of a new private elementary school to be developed in three phases. The elementary school is proposed to have a maximum enrollment of 280 students, between grades K through 6, operating between 7:30 a.m. and 4:00 p.m., Monday through Friday. Sixty-four on-site surface parking spaces are proposed.

Applicant: Levi Family Partnership

STAFF RECOMMENDS DENY WITHOUT PREJUDICE.
Robert Z. Duenas, (818) 374-5036.

5. **CPC-2004-4344-ZC-GPA** **Council District: 2**
CEQA: EIR 2002-2485 **Location: 7000-8000 La Tuna Canyon Drive**
Plan: Sunland-Tujunga-Shadow Hills- Lakeview Terrace-East La Tuna Canyon and Sun Valley-La Tuna Canyon **Appeal Status: Zone Change further appealable by applicant if disapproved.**
Expiration Date: 4-17-05.

Continued from 1-27-05

Public Hearing completed on December 9, 2004.

GENERAL PLAN AMENDMENT, from Minimum density Residential, Very Low I density Residential and Very Low II density Residential to Low density Residential and Minimum density Residential; and from Very Low I density Residential and Open Space to Minimum density Residential; and

ZONE CHANGE, from A1-1 (Agriculture Zone) and RE11-1 (Residential Estate Zone) to RE9-1-H, RE11-1-H, and RE20-1-H (Residential Estate Zones); and

GENERAL PLAN AMENDMENT, initiated by the Director of Planning, from Minimum density Residential to Open Space for approximately 524.5 acres of land at various locations throughout the subject property to be preserved as permanent public open space; and

ZONE CHANGE, initiated by the Director of Planning, from A1-1 and A1-1-K (Agriculture Zone) to OS-1 (Opens Space) for approximately 524.5 acres of land at various locations throughout the subject property to be preserved as permanent open space.

Table 1. Existing and requested zone and plan designations, by Area.

Area*	Existing Zone	Existing Plan Designation	Acreage	Requested Zone	Requested Plan Designation	Requested Development
A	RE11-1-H	Very Low II	3.4	RE11-1-H	Low	Gated - 211 Single family homes (297.7 acres)
	A1-1	Very Low II	6.4	RE11-1-H	Low	
	A1-1	Minimum	42.7	RE11-1-H	Low	
	A1-1	Minimum	87.3	RE9-1-H	Low	
	A1-1	Very Low I	41.9	RE9-1-H	Low	
	A1-1	Very Low I	78	N/C	Minimum	
	A1-1	Minimum	38	N/C	N/C	
B	A1-1	Minimum	62.4	RE20-1-H	Low	Gated - 69 Single family homes (128.6 acres)
	A1-1	Minimum	67.6	N/C	N/C	
C**	A1-1 A1-1-K	Minimum RPD	461	N/C	N/C	Open space & Equestrian Park
Total			887			

* Area A is located north of Interstate 210 and Area B is south of Interstate 210.

** No proposed zone changes or plan amendments for the remaining areas of the subject property outside of vesting tentative tract 61672.

The project consists of the proposed construction, use and maintenance of 280 single-family homes on individual lots clustered on a 426 acres, a 3-acre equestrian park (open to the public), private recreational amenities and the preservation of 461 acres as permanent open space, on an 887 acre site. Approximately 211 of the homes would be constructed on the site located north of Interstate 210, which is commonly referred to as "Development Area A". The remaining 69 homes would be constructed on the portion of the project site located south of Interstate 210, which is commonly referred to as Development Area B". La Tuna Canyon Road will provide direct vehicular access to both development areas. Area C refers to the applicants proposed public open space area, which is not a part of this action.

Applicant: Whitebird, Inc., dba California Whitebird, Inc.

STAFF RECOMMENDS APPROVAL OF THE REQUESTED PLAN AMENDMENTS AND ZONE CHANGES SUBJECT TO (T) AND (Q) CONDITIONS.

Robert Z. Duenas, (818) 374-5036.

6. **CPC-2004-7739-DA**
CEQA: EIR 2002-2481
Plan: Sunland-Tujunga-Shadow Hills-
Lakeview Terrace-East La Tuna
Canyon and Sun Valley-La Tuna
Canyon

Council District: 2
Location: 7000-8000 La Tuna Canyon Drive
Appeal Status: Appealable to City Council.
Expiration Date: 4-6-05

PUBLIC HEARING

DEVELOPMENT AGREEMENT, pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, between California Whitebird, Inc. and the City of Los Angeles. The applicant proposes to develop 280 single family residential dwelling units in exchange for the following public benefits: 1) Preservation of approximately 524.5 acres of undeveloped land as permanent public open space and to be conveyed to the Santa Monica Mountains Conservancy or another qualified transferee; 2) Maximum height of single family homes to be 30 feet and maximum floor area ratio not to exceed the maximum set forth in the Municipal Code; 3) That prior to issuance of any Certificate of Occupancy for any single family home, the developer shall construct an equestrian park on approximately three acres of land adjacent to La Tuna Canyon Road in the southwest portion of the project site, which will be available for public use. Following its completion, the equestrian park will be transferred to the City's Department of Recreation and Parks or another qualified transferee. The equestrian park will include a staging area for horses, and equestrian arena, and parking for approximately two cars with trailers and potable water facilities; 4) The development of the project will help alleviate the substantial housing shortage in the City; and 5) The development of the project will provide economic benefits such as construction and new permanent jobs, additional property tax revenues and a boost to the local economy, for the proposed construction, use and maintenance of 280 single-family homes on individual lots clustered on a 426 acres, a 3-acre equestrian park (open to the public), private recreational amenities and the preservation of 461 acres as permanent open space, on an 887 acre site. Approximately 211 of the homes would be constructed on the site located north of Interstate 210, which is commonly referred to as "Development Area A". The remaining 69 homes would be constructed on the portion of the project site located south of Interstate 210, which is commonly referred to as Development Area B". La Tuna Canyon Road will provide direct vehicular access to both development areas.

Applicant: Whitebird, Inc. dba California Whitebird, Inc.

STAFF RECOMMENDS APPROVAL OF THE DEVELOPMENT AGREEMENT.

Robert Z. Duenas, (818) 374-5036.

7. **CPC-2004-4345-SPP-SPR-1A** **Council District: 2**
CEQA: ENV-2002-2418-EIR **Location:** 7000-8000 La Tuna Canyon Drive
Plan: Sunland-Tujunga-Shadow Hills- **Appeal Status:** SPP is further appealable to
Lakeview Terrace-East La Tuna City Council.
Canyon and Sun Valley-La Tuna **Expiration Date:** 2-14-05.
Canyon

Continued from 1-27-05

PUBLIC HEARING

APPEALS, from the decision by the Deputy Advisory Agency in approving a Project Permit Compliance and Site Plan Review Findings for the proposed construction, use and maintenance of 175 single-family homes.

Applicant: Whitebird, Inc. dba California Whitebird, Inc.
Appellants: 1) Foothill Area League of Conservation Organizations (FALCON)
2) William E. Eick
3) Bart Paul
4) Paul Edelman, Santa Monica Conservancy

STAFF RECOMMENDS DENY THE APPEALS.
Emily Gabel Luddy, (213)978-1327

8. **VESTING TENT. TRACT NO. 61672-1A** **Council District: 2**
CEQA: ENV-2002-2418-EIR **Location:** 7000-8000 La Tuna Canyon Drive
Plan: Sunland-Tujunga-Shadow Hills- **Appeal Status:** Further appealable to City
Lakeview Terrace-East La Tuna Council.
Canyon **Expiration Date:** 2-14-05.

Continued from 1-27-05

PUBLIC HEARING

APPEALS, from the decision of the Deputy Advisory Agency in approving a vesting tentative tract, for the proposed construction, use and maintenance of 175 single family lots.

Applicant: Whitebird, Inc. dba California Whitebird, Inc.
Appellants: 1) Foothill Area League of Conservation Organizations (Falcon)
2) William E. Eick
3) Bart Paul

STAFF RECOMMENDS DENY THE APPEALS.
Emily Gabel Luddy, (213)978-1327

NOTE: The City Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

AFTER 10:30 A.M.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

9. **CPC-2004-2270-GPA-ZC-ZV-ZAA-SPR** **Council District:** 3
 CEQA: ENV-2002-6596-MND **Location:** 18900 Sherman Way
 Plan: Reseda **Appeal Status:** Appealable to City Council.
 Expiration Date: 5-15-05

Public Hearing completed on November 12, 2004.

GENERAL PLAN AMENDMENT, from Low Medium I density Residential to Low Medium II density Residential for the southerly portion of the subject property; and

ZONE CHANGE, from R1-1 (Single Family Zone) and C2-1VL (Commercial Zone) to [T][Q]RD1.5-1 (Restricted Density Multiple Dwelling Zone) for the southerly portion and [T][Q]C2-1VL (Commercial Zone) for the northerly portion of the subject property; and

ZONE VARIANCE, for the following:

- a. Section 12.09.1 to allow density averaging between the RD1.5 and C2 zones to permit 38 units (in lieu of the maximum 27 units) in the proposed [T][Q]RD1.5 zone and 16 units (in lieu of the 33 units) in the proposed [T][Q]C2 zone; and
- b. Section 12.21 C 5(h) to permit unrestricted parking access between the proposed [T][Q]RD1.5 and [T][Q]C2 zones, which is otherwise not permitted from a more restrictive to a less restrictive zone; and

AN ADJUSTMENT, from LAMC Sections 12.09.1 B and 12.14 C to allow 0-foot rear yards at the proposed zone boundary line; and

SITE PLAN REVIEW findings for projects which result in an increase of 50 or more dwelling units, for the proposed construction, use and maintenance of 54 residential condominium units, two-stories, 35 feet in height, over a semi-subterranean garage having 108 parking spaces for the residents, and 14 guest parking spaces, for a total of 122 parking spaces, on a 54,000 square foot lot. *Note: A separate application has been filed (Tentative Tract No. 60443) for condominium purposes which will require a separate public hearing before the Advisory Agency.*

Applicant: Alan Svilik, 18908 SW, LLC

STAFF RECOMMENDS APPROVAL OF LOW MEDIUM II DENSITY RESIDENTIAL FOR THE SOUTHERLY 290-FOOT PORTION OF THE SUBJECT PROPERTY; APPROVAL OF THE ZONE CHANGE TO (T)(Q) RD1.5-1 FOR THE SOUTHERLY 447-FEET AND (T)(Q)C2-1VL FOR THE NORTHERLY 146-FEET; AND APPROVAL OF THE VARIANCE, ADJUSTMENT AND SITE PLAN REVIEW, SUBJECT TO CONDITIONS OF APPROVAL.

Robert Z. Duenas, (818) 374-5036

10. **CPC-2002-6068-CU-ZV**
CEQA: ENV 2003-8630-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 6
Location: 8701 North San Fernando Road.
Appeal Status: Appealable to City Council.
Expiration Date: 3-5-05.

CONTINUED FROM 1-27-05

Public Hearing completed on December 20, 2004.

CONDITIONAL USE, pursuant to Section 12.24 U 22, of the LAMC, to expand the activities and intensity of use of an existing Recycling Operation to add a Materials Recovery Facility/Refuse Transfer Station on a 179,177 sq. ft. lot area; and

VARIANCE, pursuant to Section 12.27, and Section 12.19-A, of the LAMC, to allow a Refuse Transfer Station not otherwise permitted in the M-2 Zone, for the proposed construction, use and maintenance of a new 24,700 sq. ft. waste sorting/transfer building and change of use from a Recycling Operation to Materials Recovery Facility/Refuse Transfer Station.

Applicant: Stephen A. Young, Applicant; Chip Clements, Representative

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
R. Nicolas Brown, (213) 978-1314.

11. **CPC-2004-2329-GPA-ZC-PPR**
CEQA: ENV-2004-1979-MND
Plan: Reseda

Council District: 3
Location: 19137-19157 Sherman Way
Appeal Status: Appealable to City Council, if disapproved.
Expiration Date: 5-14-05

Public Hearing completed on November 18, 2004.

GENERAL PLAN AMENDMENT/ZONE CHANGE, from Low Medium II density Residential/R1-1 to Medium density Residential/R3-1, for the proposed construction, use and maintenance of 47 residential condominium units, variable 2 to 3 stories and 36-45 feet in height, over a semi-subterranean garage, with 106 parking spaces on a 39,363 sq. ft. lot. *Note, a separate case has been filed (Tentative Tract Map No. 61019) for subdivision purposes which will require a separate action by the Advisory Agency.*

Applicant: David Tadesco, ITM Development Fund XIV., L.P.

STAFF RECOMMENDS APPROVAL OF MEDIUM DENSITY RESIDENTIAL/(T)(Q)R3-1.
Patricia Diefenderfer, (213) 978-1478.

12. **CPC-2004-5522-ZC-ZV-ZAA-ZAD-SPR** **Council District: 7**
CEQA: ENV-2004-4748-MND **Location: 13461-13559 Foothill Blvd.**
Plan: Sylmar **Appeal Status: Appealable to City Council.**
Expiration Date: 2-26-05

Public Hearing completed on January 14, 2005.

ZONE CHANGE, from RA-1 (Residential Agriculture Zone) to RD2-1 (Restricted density Multiple Family Zone); and

VARIANCE, from Section 12.09 B 1, to allow vehicular parking in the required 15-foot front yard, which is otherwise not permitted; and

AN ADJUSTMENT, from the following:

- a. Section 12.21 C 2 (a) to permit 5 to 8 feet passageways between buildings for several locations throughout the development in lieu of the minimum 10 feet required;
- b. Section 12.21 C 5(b) to permit accessory structures (recreation building and swimming pool) 8 feet, 6 inches from the front lot line in lieu of being located in the rear half of the lot or not more than 55 feet from the front lot line;
- c. Section 12.09.1 B 1 to permit a front yard of 13 feet in lieu of the minimum 15 feet required in the proposed RD2 Zone; and

A DETERMINATION, to permit a 6-foot high concrete block wall in the front yard in lieu of the maximum 42 inches in height permitted; and

SITE PLAN REVIEW findings for projects which result in an increase of 50 or more dwelling units, for the proposed demolition of existing structures and construction of 92 detached residential condominium dwellings, two-stories, 26 feet high, with 184 garage parking spaces for the residents and 47 guest parking spaces, on a 242,650 square foot lot. *Note: A separate subdivision case (Tentative Tract No. 61514) has been filed for condominium purposes which will require a separate action by the Advisory Agency.*

Applicant: MWH Foothill 90, L.P.

STAFF RECOMMENDS APPROVAL OF (T)(Q)RD2-1, AND APPROVAL OF THE ZONE VARIANCE, ADJUSTMENT, DETERMINATION AND SITE PLAN REVIEW, SUBJECT TO CONDITIONS.

Madhu Kumar, (213) 978-1197.

13. **CPC-2003-9919-ZC-GPA-PPR** **Council District: 2**
CEQA: ENV-2002-2745-MND **Location:** 4408 and 4416 Colbath Avenue
Plan: Sherman Oaks-Studio City-Toluca and 4409 Stern Avenue
Lake-Cahuenga Pass **Appeal Status:** Appealable to City Council if
disapproved.
Expiration Date: 3-15-05.

Public Hearing completed on November 12, 2004.

GENERAL PLAN AMENDMENT/ZONE CHANGE, from Low density Residential/R1-1 to Medium density Residential/R3-1, for the proposed construction, use and maintenance of 40 apartment/condominium units, three-stories, 35 feet in height, over two subterranean garage levels having 90 parking spaces, on a 32,419 sq. ft. lot.

Applicant: Rachel Berdischewsky, Melis Oaronyan, and Lena Badalyan

STAFF RECOMMENDS DISAPPROVAL.
Madhu Kumar, (213) 978-1197.

The next regular meeting of the City Planning Commission will be held at **8:30 a.m.** on Thursday, **February 24, 2005**, at 200 North Spring Street, Room 1010, City Hall, Los Angeles, California

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1247.